



# CITY OF FAIRFIELD

Founded 1856

Incorporated December 12, 1903

## COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

### COUNCIL

Mayor  
Harry T. Price  
707.428.7395  
Vice-Mayor  
Rick Vaccaro  
707.429.6298  
Councilmembers  
707.429.6298  
Pam Bertani  
Catherine Moy  
John Mraz

...

City Manager  
Sean P. Quinn  
707.428.7400

...

City Attorney  
Gregory W. Stepanich  
707.428.7419

...

City Clerk  
Jeanette Bellinder  
707.428.7384

...

City Treasurer  
Oscar G. Reyes, Jr.  
707.428.7496

### DEPARTMENTS

Administrative Services  
707.428.7394

...

Community Development  
707.428.7461

...

Community Resources  
707.428.7465

...

Finance  
707.428.7496

...

Fire  
707.428.7375

...

Police  
707.428.7362

...

Public Works  
707.428.7485

May 13, 2013

Cathy E. Creswell  
Deputy Director  
Department of Housing and Community Development  
P.O. Box 950253  
Sacramento, CA 94252-2053



### Re: 2012 Annual Report on the General Plan

Dear Ms. Creswell:

Attached please find the City of Fairfield Annual Report on the General Plan for 2012, which was accepted by the City Council on May 7, 2012.

This report follows the City of Fairfield's now standard format. This report fulfills California Government Code Section 65400(b), which states, "the planning agency shall provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs . . ." In addition, it is now our understanding that the State is requiring *additional* information regarding implementation of the Housing Element. Using the HCD format, we have attempted to provide this information as a supplement to the Annual Report document, also attached. Note that this Supplemental Report reclassifies units in three projects, Madison, Turnstone, and Reagan's Run at Goldridge, as "moderate income" for 2007 and 2012. We have also attached a brief analysis of implementation of our Housing Element programs.

Should you have any questions, please feel free to contact me at 707.428.7461.

Sincerely,

  
BRIAN MILLER  
Associate Planner

BKM

1. Attachment: 2012 Annual Report on the General Plan
2. HCD Housing Element Implementation Supplemental Information

**EXHIBIT "A"**

**CITY OF FAIRFIELD**

**2012  
ANNUAL REPORT  
ON THE  
GENERAL PLAN**

**JANUARY 1, 2012 THROUGH DECEMBER 31, 2012**

## **INTRODUCTION AND PURPOSE OF THE ANNUAL REPORT**

An Annual Report is required for all General Plans by California Government Code Section 65400(b), which states, "the planning agency shall provide an annual report to the legislative body on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs..."

The General Plan represents Fairfield's future vision of the City in the year 2020. The Plan identifies the general location for future land uses, including residential, commercial, and industrial areas, and desired population and building densities throughout the community. The Plan states future goals for community-wide recreational amenities, housing, transportation, and safety, and contains important policies guiding open space and conservation, economic development, and urban design.

This Report describes the City's progress in implementing the policies and programs of the General Plan as set forth in the General Plan Implementation Program, including the City's progress on providing its share of the regional housing needs. The Report is divided into topic areas based on the City's General Plan Elements.

This is the tenth Annual Report prepared by the Community Development Department since the 2002 General Plan update. For further information or additional copies of this Report, please contact:

**City of Fairfield  
Community Development Department  
1000 Webster Street, 2<sup>nd</sup> Floor  
Fairfield, CA 94533  
707-428-7461**

The Annual Report is also available on the City of Fairfield Homepage at [www.fairfield.ca.gov](http://www.fairfield.ca.gov) under Community Development Department.

## **Development in 2012**

This section lists major development projects approved by staff, the Planning Commission, or City Council during calendar year 2012.

### **RESIDENTIAL PROJECTS:**

- **House Plans for Gold Ridge, Garibaldi Ranch**

### **COMMERCIAL PROJECTS:**

- **Walgreens North Texas Street.** Approval of 16,000 square foot Walgreens.
- **Multiple Cell Antenna Upgrades.** Staff processed multiple new permits for local cell service providers at existing sites throughout the City.
- **Buzz Oates.** Development agreement, land sale, and project review for a 900,000 square foot distribution center on Cordelia Road.
- **Ford of Fairfield Expansion.**
- **Solano Town Center Sign Program.**

## **Land Use Element**

**Zoning Ordinance Cleanup.** Staff continues to update the Zoning Ordinance and Zoning Map periodically to correct and clarify language, remain consistent with State law, and to codify any new policies. In 2012, amendments addressed retail uses in the CO Office Commercial Zoning District among other key topics.

**Fairfield Corporate Commons.** General Plan Amendment and Rezoning to allow regional commercial uses at the Fairfield Corporate Commons site in southwestern Fairfield.

**Train Station Specific Plan.** The City Council adopted the Train Station Specific Plan in July 2011. During 2012, implementation activities included two annexation applications and preparation of development agreements and financing plans. The project plan envisions parks, schools, open space, residential, commercial, industrial, and office land uses arranged in neighborhoods, including a "transit village" near the Train Station proper.

**Hawthorne Mill.** In 2007, developer Edenbridge submitted an application to the City for a General Plan Amendment, Zone Change, Development Review, and Environmental Review for a project located south of Cement Hill Road, west of Peabody Road and

north of Union Pacific Railroad. Staff is working with the consultants to finalize the draft environmental documents prepared by Michael Brandeman and Associates.

**Regional Planning Efforts.** City staff also continued participation in regional planning efforts related to the Land Element and Housing Element, providing comments to HCD, ABAG and MTC staff on issues impacting the City of Fairfield.

## **Housing Element**

The City issued 277 building permits for new single family homes in 2012. No new affordable units were produced, although the continued availability of foreclosures and short sales did provide opportunities for some families.

As always, these numbers represent only *new construction* and do not reflect other methods of increasing housing affordability that effectively add to the overall supply, including rehabilitation loans, first-time homebuyer programs, and mortgage credit certificates. These programs have enabled lower-income households to purchase homes in older residential neighborhoods.

**HUD Section 8 Housing Choice Voucher Program.** This subsidy program provides assistance to low and very low-income renters. In 2012, the Fairfield Housing Authority (FHA) administered 851 Housing Choice Vouchers (HCV) and 12 portable vouchers from other jurisdictions. When available, the FHA will apply for additional vouchers from the U.S. Department of Housing and Urban Development that benefit the FHA local preferences (i.e. elderly, disabled, or veterans). In addition to rental assistance, the FHA offers the Family Self-Sufficiency (FSS) Program to interested Housing Choice Voucher holders. Currently there are 81 participants that have signed a five year contract with goals that include increasing household earned income and reducing dependency on welfare and/or housing rental assistance. FSS participants are encouraged to consider homeownership through the HCV Homeownership option initiated in 2003. The HCV Homeownership option enables working families, elderly families and families with a disabled adult to use Section 8 assistance for mortgage payments. There are currently 6 HCV homeowners and another 22 graduates who became homeowners without the HCV program. The FHA will continue working with FSS graduates who show interest in using the HCV Homeownership option.

**Housing Rehabilitation Assistance.** Housing Rehabilitation Programs are targeted to moderate and low-income (single-family) and low- and very low-income (multifamily) households. In 2012, the City completed 15 single-family and multi-family projects with loans and grants totaling \$204,331. To follow up on previous grants and loans issued, the City also completed annual 163 HOME monitoring inspections.

**Table One  
Regional Housing Needs  
New Construction through December 2012**

Year	Income Level					Subtotal
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
<b>Projected Need 2007-2014</b>	<b>437</b>	<b>436</b>	<b>562</b>	<b>675</b>	<b>1,686</b>	<b>3,359</b>
<b>Units Built 2007-2012</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1015</b>	<b>1015</b>
<b>Remaining Need</b>	<b>437</b>	<b>436</b>	<b>562</b>	<b>675</b>	<b>671</b>	

*Sources "Projected Need" assigned by Association of Bay Area Governments.  
New construction data provided by City of Fairfield Building Division.*

## **Open Space, Conservation, and Recreation Element**

**Rockville Hills Regional Park.** The City continues to implement the priorities identified by the City Council in 2007. Key accomplishments during 2012 included installation of the ticket dispensing machine and security light at primary entrance, maintenance of the main parking area and north service road, the quarterly meeting with the Rockville Citizen Advisory Committee, and installation of the boardwalk and waterfowl viewing platform at the lakes.

### **Park Capital Projects.**

- **Cordelia Community Park.** The City is implementing the Cordelia Community Park Master Plan (adopted in December 2008) in three phases. Cordelia Community Park – Phases 1 & 2 opened for use in June 2012. Phase 3 is under design and is currently budgeted to begin construction during fiscal year 2016/2017.
- **City Park Lighting Program.** City staff completed construction of the security lighting program in City parks in late 2012. The project was scheduled to be formally accepted by the City Council in April 2013. The project included installing energy efficient security level LED lighting and teen deterrents at the following neighborhood parks: Hillview, Sunrise, Veterans, Meadow and Ridgeview. Underground infrastructure for video surveillance was also installed at these parks.

- The City completed replacing the playground equipment at Rolling Hills Neighborhood Park in spring 2012. The new equipment complies with current safety and Americans with Disability Act requirements.
- Planning for implementation of the Dunnell Park Master Plan continued during 2012. The plans and specifications for the Dunnell Nature Park and Education Center are being finalized. The project should be available for contractors to bid on in May 2013. Construction is expected to commence during this summer and be completed prior to the 2014 school year.

**Bicycle Plan.** The City adopted a comprehensive amendment to its bicycle plan, including a map of existing and potential bicycle routes Citywide.

**Park and Recreation Facility Maintenance.** Concrete repairs and accessibility improvements were largely completed for the parking areas of Laurel Creek and Allan Witt Community Parks. As part of the ADA Transition Plan Project – Accessibility improvements are also nearly complete at the Allan Witt Sports Center, the Hillview Neighborhood Park access pathway from Marigold Avenue, and the Civic Center Complex.

Projects in the planning stage for 2013 include:

- Alan Witt Sports Center gymnasium flooring and bleacher replacement project.
- City Park Lighting Project – Phase 2 – The project would be similar in scope as the park lighting project just completed and would improve security at Allan Witt Community Park, Ridgeview Neighborhood and Meadow Glen Neighborhood Parks.

**Habitat Conservation Plan.** Staff continued to work with Solano County Water Agency (SCWA), Suisun City, Vallejo, Vacaville, U.S. Fish and Wildlife Service, California Department of Fish and Game, and consultants to develop a Habitat Conservation Plan (HCP) for the protection of endangered species. A draft workbook was issued in 2009 for review by Fairfield Planning Division staff. Local agencies continue to review the draft documents, and City staff is working to integrate an Army Corps of Engineers Clean Water Act “404” permitting process. The EIR/EIS is now being prepared by the lead agency. SCWA staff have been presenting updates and overviews of plans to participating agencies prior to release in summer of 2013. The Public Draft of the HCP is anticipated to be released spring/summer 2013, with formal public comment.

**Tri-City and County Cooperative Planning Group.** The City continued to participate in the Cooperative Planning Group. During 2012, the Planning Group continued to fund the activities of the Solano Land Trust, including public access improvements at Lynch Canyon, public outreach, and a freeway sign program for Lynch Canyon. A volunteer

subcommittee is continuing outreach activities, including operation of a general website for Solano County Open Space.

## **Circulation Element**

**Transit Programs (Fairfield and Suisun Transit (FAST)).** Environmental studies are nearing completion and a design team has been hired for the new Fairfield/Vacaville Intermodal Rail Station and Track Improvements project near the intersection of Peabody and Vanden Roads. The project is targeted to begin construction in 2013 and begin serving passengers by 2015.

Public Works staff continued planning for a second parking structure at the Fairfield Transportation Center near the West Texas Street/Interstate 80 Interchange that will increase commuter parking capacity from 640 spaces to at least 1,000 spaces. Staff also anticipates completing a retrofitting project for the existing structure; new spaces may include fee for parking provisions. Accompanying this project will be improvements to the West Texas Street Gateway, including enhanced pedestrian access to the Fairfield Transportation Center from West Texas Street.

**Jepson Parkway.** Jepson Parkway will link Suisun City, Fairfield and Vacaville and provide an alternative route for Interstate 80. Public Works is now designing the next phase of Jepson Parkway (Peabody Road and Vanden Road).

**West Texas Street.** The City received a planning grant from Solano Transportation Authority to prepare construction drawings for the West Texas Street gateway and improvements near the Fairfield Transportation Center. The long term planning process continues for the area.

## **Public Facilities and Services Element**

**Urban Water Management Plan.** The City is actively implementing its Urban Water Management Plan and other water conservation programs, which include 14 accepted best management practices, including in-school education programs, irrigation water management plans, and residential water audits.

**Infrastructure Maintenance and Upgrades.** Implementation of the City's Capital Improvement Program continued, as the Public Works Department completed several planned roadway and pavement improvements, upgrades to water infrastructure, and upgrades to public facilities. Upcoming projects currently under design include the Train Station, Jepson Parkway, and the final phases of Cordelia Community Park.



## **Economic Development Element**

**North Texas Street Programs.** Staff continues to work with the North Texas Street Business Improvement District (NTBID). Special events included the 5th Annual Crab and Shrimp Feed, the North Texas Street Car Show at the Tomato Festival, the Concert on the Green at the Tomato Festival, the Halloween Spectacular, the Holiday Coloring Contest and Winter Wonderland Tree Auction. Merchant services included a BID sponsored co-op advertising program in the Breeze (a local publication), staff assistance with promotional materials and events, and general assistance as needed to address business concerns. Additional Economic Development programs include business retention and recruitment activities, and business crime watch meetings in partnership with the Fairfield Police Department. The NTBID anticipates continuing these programs as well as adding a series of Business Workshops and a Business Resource Fair in March of 2013.

**Downtown Revitalization Programs.** The City of Fairfield continued to support the Fairfield Main Street Association and the revitalization of downtown. The Association sponsors a variety of activities and programs, including the Tomato Festival, the Candlelight Parade, the Veterans and Independence Day parades, business mixers, ribbon cuttings, and newsletters. The Association also hosted a variety of merchant training events. Other marketing programs included street banner maintenance, a shopping and dining directory and a Highway 12 directional sign management. Volunteers also planned for a demonstration garden on a City-owned vacant property at the corner of Great Jones and Texas Streets. Downtown special events went green last year and diverted landfill waste while creating new jobs. The Association received a Cal-Recycle grant which funded staff and supplies. The addition of the *Thursdays on the Green* event in conjunction with the Farmers' Market generated \$10,000 in new revenue for the Association.

**Business Recruitment and Retention Programs.** Economic Development (ED) Division staff implements the City's business recruitment and retention programs. ED staff researches targeted industries, monitors trade publications, networks with brokers and property owners, attends trade shows, responds to leads and inquiries with marketing and property information, prepares recruitment mailings, calls and visits, and arranges business retention visits to existing employers. ED staff also works with the Communications Division to prepare and distribute press releases, an electronic newsletter and marketing e-mails to brokers and developers (Hot Properties List).

The City also offers financial assistance to small business through a Revolving Loan Fund (RLF). The RLF program assists businesses throughout the community based upon job generation or retention.

## **Travis Protection Element**

**Travis Community Consortium.** The City of Fairfield continues to participate in the Travis Community Consortium (TCC), a coalition whose active members include the Cities of Dixon, Fairfield, Suisun City, and Vacaville as well as Solano County, Solano Community College, Solano EDC, and the Travis Regional Armed Forces Committee. The purpose of the TCC is to support efforts that enhance the military value of Travis Air Force Base (TAFB) and secure the base against future rounds of BRAC (base closures or realignments) or other movements detrimental to the installation and local community.

The TCC extended a contract with Madison Government Affairs (MGA) to assist with these efforts. Activities of the TCC and MGA include continued support for military construction and programmatic funding for base military functions as well as identification of new missions. The TCC and MGA also advocate for military personnel issues that support service members, including adequate housing for local Air Force families.

Though Travis was not adversely affected by the last round of BRAC, the TCC needs to remain vigilant in its support of Travis because individual missions can be moved, without BRAC, as evidenced by the Secretary of Defense disestablishing Joint Forces Command (JFCOM) as well as the recent Secretary of the Air Force decision to eliminate 13,000 civilian personnel positions from the Air Force civilian force structure. From the present to the next BRAC round (which could very possibly occur in 2015) there will be opportunities for Travis to grow and enhance its military missions and/or prepare to accommodate missions resulting from consolidation.

# ANNUAL ELEMENT PROGRESS REPORT

## Housing *Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction City of Fairfield  
Reporting Period Date: 1/1/12 - 12/31/2012

Table A  
Annual Building Activity Report Summary - New Construction  
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information											Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6		7	8	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.		
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions			
None		0	0	0	0	0	0	0	0	0	0		
(9) Total of Moderate and Above Moderate from Table A3								300	0				
(10) Total by Income Table A/A3			0	0	0	0	0	0					
(11) Total Extremely Low-Income Units*			0										

\* Note: These fields are voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Fairfield  
Reporting Period Date: 1/1/12 - 12/31/2012

Table A2  
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it is housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Income				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	15	15	Housing Rehabilitation Program, with assistance based on homeowner income limits.
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	15	15	

\* Note: This field is voluntary

Table A3  
Annual building Activity Report Summary for Above Moderate-Income Units (Correction)  
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	4	23	0	0	0	27	0
No. of Units Permitted for Above Moderate	273	0	0	0	0	273	3

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Fairfield  
Reporting Period Date: 1/1/12 - 12/31/2012

Table B

### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	Income Level	RHNA Allocation by Income Level	Permitted Units Issued by Affordability									Total Units to Date (all years)	Total Remaining RHNA by Income Level
			2007	2008	2009	2010	2011	2012	Year 7	Year 8	Year 9		
Very Low	Deed	873	0	0	0	0	0	0					873
	Restricted Non-deed restricted		0	0	0	0	0	0					
Low	Deed	562	0	0	0	0	0	0					562
	Restricted Non-deed restricted		0	0	0	0	0	0					
Moderate	Deed	675	0	0	0	0	0	0					601
	Restricted Non-deed restricted		47	0	0	0	0	27				74	
Above Moderate		1,686	152	35	185	138	180	273				963	723
Total RHNA by COG. Enter allocation number.		3,796	199	35	185	138	180	300				1,037	2,759
Total Units													
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

<b>Jurisdiction</b>	City of Fairfield
<b>Reporting Period</b>	Date: 1/1/12 - 12/31/2012

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
See Attached Memo for Description			

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction	City of Fairfield
Reporting Period	Date: 1/1/12 - 12/31/2012

General Comments:

## Housing Element Policy and Program Implementation- May 2013

---

### Policy HO 1.1

Encourage multifamily housing at appropriate locations and densities, focusing where possible such new housing near employment, transportation, services, and recreational amenities.

***Progress: The City has retained sites zoned for multifamily housing. In particular, in 2011, the City adopted the Train Station Specific Plan which provides multiple sites for high density and mixed use development near a Capital Corridor Train Station (now under construction)***

---

### Program HO 1.1 A

The City will update the Multi-family Housing Sites Study every two years to reassess the potential for infill multi-family development, including commercially zoned properties. The study will also be expanded to include an inventory of housing sites for agricultural workers.

Responsibility: Community Development

Time frame: Update the study every two years; the next update will occur in 2009.

***No update was necessary information on the available sites has not changed. However, as annexations in the Train Station Specific Plan Area are completed, the Multifamily Sites Study will be updated to incorporate these sites.***

---

### Program HO 1.1 B

The City will amend the Zoning Code to eliminate the RVH (Residential Very High) zoning district and re-designate all parcels with RVH Zoning as RH (Residential High) zones. The City will also remove the maximum density cap (22 dwelling units per acre) on the RH zone to allow densities of 15 units per acre and higher to encourage the development of affordable housing. The City will then monitor the development of parcels with RH (Residential High) zoning to ensure that they are developed with higher density housing, including affordable housing. If RH parcels are proposed to be rezoned to a lower density, or proposed for development at a lower density than 20 dwelling units per acre, City staff shall prepare an analysis of the impact of such development or rezoning on the City's ability to meet its projected housing needs. If the Homecoming site is developed "as approved" at market-rent apartments per existing entitlements, the City will identify other site(s) suitable for affordable units. The City shall also prepare an annual assessment of parcels with the higher density, RH, and RM (Residential Medium) zoning. This report shall assess development trends, the type of housing developed, and affordability of the units developed. The annual assessment should also identify mechanisms for facilitating development of additional housing, as needed. The City will also support and assist with the subdivision of larger parcels into smaller sites to facilitate the development of affordable housing and vice versa.

Responsibility: Community Development



Time frame: Ongoing, during project review by Planning Division.

***The City has not completed this comprehensive rezoning program. However, there are subareas within the city where the higher densities will be permitted. The Train Station Specific Plan includes sites with zoned densities well above the standard RH zoning.***

---

#### Program HO 1.1 C

Continue requiring identification signs on multi-family sites and buyer notification for single-family homebuyers near multi-family sites. Such signs can help reduce neighborhood opposition because new homeowners will be aware of potential developments prior to moving into a neighborhood.

Responsibility: Community Development

Time frame: Ongoing

***Ongoing program.***

---

#### Policy HO 1.2

Encourage mixed use development that provides unique housing types, pedestrian friendly design, home ownership, opportunities for entrepreneurship and employment, and access to transit and services such as childcare.

***The Train Station Specific Plan focuses on implementing this policy, envisioning a pedestrian-scaled, transit-oriented and mixed use "urban" community. The Downtown South/West Texas Street Specific Plan will also address appropriate mixed use development standards in the City's core.***

---

#### Program HO 1.2 A

Implement the recommendations of the completed 80-to-80 Corridor Plan, including adoption of new development regulations such as:

- Mixed-use and infill development standards;;
- Assistance with securing funding for affordable housing development;
- Develop parking standards to permit the sharing of parking spaces by commercial, office, and residential uses.

Responsibility: Department of Community Development

Time frame: Zoning Ordinance revisions and new development regulations could be completed by 2011.

***The City is initiating a Specific Planning process for the West Texas Street and Downtown South communities in 2013 which will address these issues.***

---

Program HO 1.2B

The City will complete a study of downtown Fairfield south of Texas Street to identify opportunities for higher density housing and mixed-use development with close access to the Suisun-Fairfield Train Station.

Responsibility: Community Development

Time frame: Completion anticipated by 2010.

***The City is initiating a Specific Planning process for the West Texas Street and Downtown South communities in 2013 which will address these issues***

---

Program HO 1.2C

Support appropriate developer proposals for innovative housing prototypes not included in the current Zoning Ordinance by coordinating presubmittal meetings, prioritizing funding and offering incentives. (For example, the Train Station Master Plan has proposed a variety of new prototypes suitable for a mixed-use transit-oriented development.)

Responsibility: Community Development

Time frame: Ongoing, depending on developer interest.

***The City has adopted the Train Station Specific Plan which provides for innovative housing prototypes. The forthcoming Downtown South/West Texas Street Specific Plan will also help implement the Program.***

---

Program HO 1.2 D

Develop urban design standards suitable for new mixed use and pedestrian-oriented development projects in Fairfield. Areas where these standards might be appropriate include the 80-to-80 corridor, Downtown Fairfield, and the Vacaville-Fairfield Train Station Master Plan Area. The standards should address street design, architecture, site planning, pedestrian infrastructure, standards for mixed use development, and public space design. Work with developers interested in building experimental projects in Fairfield. Amend the current City of Fairfield Design Guidelines as needed.

Responsibility: Community Development

Time frame: Depending on market conditions and developer interest, work on these standards could be completed by 2011.

***The Train Station Specific Plan incorporates innovative design standards, particularly for development near the train station. The forthcoming Downtown South/West Texas Street Specific Plan will also implement this program.***

---

Program HO 1.2E

Continue to implement development standards for mixed-use “live-work” development, incorporating retail, office, and residential uses into single buildings or sites.

Responsibility: Community Development working with Building Division

Time frame: Ongoing, as projects are submitted to the Planning Division.

***The Train Station Specific Plan incorporates innovative planning concepts near the train station. The forthcoming Downtown South/West Texas Street Specific Plan will also address this issue.***

---

INFILL DEVELOPMENT

Goal HO 2

Encourage infill housing in developed areas of the City.

Policy HO 2.1

Encourage property owners of adjoining parcels to consolidate or otherwise cooperatively develop their parcels.

Program HO 2.1A

Educate developers and property owners about successful smaller infill housing projects and flexibility in the City’s Zoning Ordinance to support the development of infill housing development including a conceptual review process

Responsibility: Community Development

Time frame: Ongoing,

***Ongoing.***

---

Policy HO 2.2

Encourage property owners of smaller parcels (less than two acres) to work with the City to develop affordable ownership housing where rental housing is infeasible.

#### Program HO 2.2A

Develop incentives programs to facilitate lot consolidation. These incentives might include density bonuses, flexibility in development standards, and assistance in marketing small parcels.

Responsibility: Community Development

Time frame: Develop incentives program by January 2010.

***No specific incentives program has been proposed, but the city's existing Density Bonus Ordinance, and flexible zoning ordinance provides some incentive. The Train Station Specific Plan process also involves inbuilt incentives for smaller property owners to consolidate their properties with larger stakeholders to facilitate the development in the area. The Downtown South/West Texas Street Specific Plan will also address mechanisms to facilitate and encourage redevelopment.***

---

#### Policy HO 2.3

Support infill housing through public outreach efforts in existing neighborhoods.

#### Program HO 2.3A

The City will continue to provide information about options for flexibility in development standards and continue to encourage developers of multi-family housing and affordable housing to conduct extensive community outreach programs prior to submittal of their projects. Staff will help notify neighborhoods and will assist developers and the neighborhood in organizing meetings. Community outreach should focus on reducing fear about multi-family housing and can include providing examples of successful projects elsewhere in the City and the Bay Area. In addition, the City will work with nonprofit housing groups such as BRIDGE, Mid-Peninsula Housing, and the Solano Affordable Housing Foundation to develop informational materials.

Responsibility: Community Development

Time frame: Educational outreach activities will be ongoing, with periodic workshops.

***Ongoing. No workshops have been scheduled, but the City continues to work closely with interested developers in infill neighborhoods. The Downtown South/West Texas Street Specific Plan will also address mechanisms to facilitate and encourage redevelopment.***

---

#### AFFORDABILITY

#### Goal HO 3

Meet the housing needs of extremely low-, very low-, low- and moderate-income households identified in the Association of Bay Area Governments Regional Housing Needs Allocation.

### Policy HO 3.1

Assist developers interested in developing new affordable housing for all income groups (extremely low, very low-, low- and moderate- income households).

#### Program HO 3.1 A

Provide density bonuses to homebuilders who include lower-income dwelling units within residential developments.

Responsibility: Community Development

Time frame: Ongoing, depending on developer interest.

***The City offers a Density Bonus program for affordable housing.***

---

#### Program HO 3.1 B

Continue to implement flexible development standards to facilitate development of affordable housing.

Responsibility: Community Development

Time frame: Ongoing, depending on developer interest.

***The City's Zoning Ordinance and Density Bonus Ordinance offer incentives for infill and affordable housing.***

---

### Policy HO 3.2

Support the use of state and federal programs and local and nonprofit funding sources as funding for affordable housing construction and rehabilitation.

#### Program HO 3.2 A

Work with developers to identify funding sources that reduce financing costs for projects in exchange for affordable units. As appropriate, the City will prioritize funding for projects that include units affordable to extremely low-, very low-, and low- income households. The City and the Redevelopment Agency will pursue a variety of funding sources, including:

- New Construction/Acquisition budget in the Redevelopment Agency's Low/Moderate Housing Program (\$1,745,000 total),
- Housing Preservation budget (\$250,000 total), and/or
- Housing Rehabilitation budget (\$1,570,000 total).

Responsibility: Community Resources

Time frame: Ongoing.

***The City applies for and uses available funding sources. Elimination of Redevelopment has reduced funding for these programs.***

---

Program HO 3.2 B

- Use state and federal programs for which the City would be the applicant, or a co-sponsor, and work with nonprofit and for-profit developers to make use of those programs directed to homebuilders. In particular, the City will seek available funding or support funding applications by others to provide for housing for extremely- low income households, including transitional housing. For some of these programs, the City would act as a sponsor for an interested developer. Specific programs which the City may use, funding permitting, are: Community Development Block Grant Program,
- California Rental Housing Construction Program,
- California Housing Finance Agency programs,
- Department of Housing and Urban Development programs to finance housing, and
- State and federal programs aimed at providing housing and related services to homeless individuals.

Responsibility: Community Resources

Time frame: 2010, Ongoing apply for funds as Notice of Funds Availability (NOFAs) are released.

***The City applies for and uses available funding sources. The City applies for and uses available funding sources. Elimination of Redevelopment has reduced funding for these programs.***

---

Program HO 3.2 C

Continue seeking financial commitments from lending institutions to provide financing for affordable housing. Support activities of nonprofit housing corporations, such as Caminar Solano, National CORE, community Housing Opportunities Corporation (CHOC), and the Solano Affordable Housing Foundation.

Responsibility: Community Resources

Time frame: Ongoing.

***The City applies for and uses available funding sources. The City applies for and uses available funding sources. Elimination of Redevelopment has reduced funding for these programs.***

---

### Policy HO 3.3

Encourage homeownership for moderate- and low-income homebuyers.

#### Program HO 3.3 A

Continue the City's active mortgage credit certificate program, which reduces financing costs, for income-eligible first-time homebuyers. The City will market the mortgage credit certificate program through radio and newspaper announcements and notification to lending institutions and the Northern Solano County Association of Realtors. The City will also provide lender training.

Responsibility: Community Resources

Time frame: Ongoing; apply each year for certificate authorization.

**The City continues to offer financial incentives for homeownership.**

---

#### Program HO 3.3 B

Continue the City's down payment assistance program. The primary funding source will continue to be Cal HOME grants. The City received \$900,000 from this program in 2008. The program provides assistance to first-time, lower-income homebuyers. The loans are deferred for 30 years if the household still owns and resides in the home.

Responsibility: Community Resources

Time frame: Ongoing. The City will continue to apply for CalHome funding every year.

**The City continues to offer this program for first time homebuyers. Funding sources have included Cal HOME (\$1,000,000).**

---

#### Program HO 3.3 C

Provide staff support in locating sites, technical assistance, and funding to agencies like Habitat for Humanity and Mercy Housing who specialize in owner-occupied self-help housing.

Responsibility: Community Resources

Time frame: Ongoing, as project opportunities arise.

**Ongoing**

---

#### Program HO 3.3 D

Continue to work with the California Department of Housing and Community Development (HCD), the federal Department of Housing and Urban Development (HUD), Vallejo Neighborhood Services, and

Legal Services of Northern California to implement the Section 8 Homeownership Program targeted to low- and very low-income households.

Responsibility: Community Resources

Time frame: Ongoing.

***The City continues to administer its Section 8 Housing Program. . In 2012, the Fairfield Housing Authority (FHA) administered 851 Housing Choice Vouchers (HCV) and 12 portable vouchers from other jurisdictions. When available, the FHA will apply for additional vouchers from the U.S. Department of Housing and Urban Development that benefit the FHA local preferences (i.e. elderly, disabled, or veterans). In addition to rental assistance, the FHA offers the Family Self-Sufficiency (FSS) Program to interested Housing Choice Voucher holders. Currently there are 81 participants that have signed a five year contract with goals that include increasing household earned income and reducing dependency on welfare and/or housing rental assistance. FSS participants are encouraged to consider homeownership through the HCV Homeownership option initiated in 2003. The HCV Homeownership option enables working families, elderly families and families with a disabled adult to use Section 8 assistance for mortgage payments. There are currently 6 HCV homeowners and another 22 graduates who became homeowners without the HCV program. The FHA will continue working with FSS graduates who show interest in using the HCV Homeownership option***

---

#### Policy HO 3.4

Use Redevelopment Agency funds to leverage and support the efforts of private and nonprofit organizations to develop affordable new rental housing project in Fairfield.

#### Program HO 3.4 A

Use Fairfield Redevelopment Agency Housing Set-Aside Funds to support private developers interested in building affordable rental and ownership housing projects. Project areas may include scattered site infill, Downtown Fairfield, Train Station Master Plan Area, North PACE, and 80-to-80 Corridor Housing.

Responsibility: Community Resources

Time frame: Ongoing.

***Appropriate projects were not identified during this time period for the construction of new housing. The City was able to fund comprehensive upgrades in the South PACE neighborhood, but no significant new housing was completed. Note that the Fairfield Redevelopment Agency was eliminated, which will make implementation of this program impossible.***

---

#### Program HO 3.4B

Implement the Strategy Plan adopted in 1999, which emphasizes housing rehabilitation and new construction on infill sites.



Responsibility: Community Resources

Time frame: Ongoing.

***The City continued to implement rehabilitation programs during this time period, although significant new construction did not occur.***

---

Policy HO 3.5

Implement state requirements regarding the location of manufactured homes.

Program HO 3.5 A

Continue to allow manufactured homes on foundations on residential land, subject to the same development standards as site-built housing.

Responsibility: Community Resources

Time frame: Ongoing.

***Ongoing***

---

Policy HO 3.6

Support the Housing Choice Voucher Program for very low-income households.

Program HO 3.6 A

Working with very low-income households, local social agencies, and community organizations maximize the effectiveness and utilization of the Housing Authority's current Housing Choice Voucher Program.

Responsibility: Community Resources

Time frame: Ongoing requests when available.

***Family Self Sufficiency participants are encouraged to consider homeownership through the HCV Homeownership option initiated in 2003. The HCV Homeownership option enables working families, elderly families and families with a disabled adult to use Section 8 assistance for mortgage payments. There are currently 6 HCV homeowners and another 22 graduates who became homeowners without the HCV program. The FHA will continue working with FSS graduates who show interest in using the HCV Homeownership option***

---

Policy HO 3.7

Maintain the affordability of existing affordable housing developments.

Program HO 3.7 A

Work with organizations that acquire, rehabilitate, and manage substandard, vacant, or abandoned dwelling units. Units rehabilitated with City assistance will be rented to low-income households. For example, the City will allocate \$9 million in Low/Mod funds to its partners in the South PACE neighborhood, which will result in the acquisition, rehabilitation and long term affordability of 93 rental apartments on Tabor Avenue and Bristol Lane in central Fairfield.

Responsibility: Community Resources

Time frame: Ongoing program.

***The City provided significant funding to the property owners in South PACE for the comprehensive renovation of apartments in the neighborhood. Covenants were placed on the property to ensure long term affordability.***

---

#### Program HO 3.7 B

The City will annually contact the owner(s) of Rockwell Manor and Parkside Villa to determine if they intend to convert their projects to market-rate status. If the owners decide to convert to market-rate status, the City will respond with the following possible programs:

- City assistance with building or property rehabilitation.
- The City will help identify potential new owners for the project, possibly nonprofit housing corporations looking to acquire and maintain privately owned affordable housing projects.
- New financing.

Such programs will be potentially funded through the following sources:

- City Housing Set-Aside Funds (Redevelopment) (\$150,000 is budgeted for housing preservation in the Redevelopment Agency Budget).
- CDBG Grants (project-specific funding).
- City assistance to developers participating in the federal Tax Credit program.

Responsibility: Community Resources

Time frame: The City will annually contact the owners of Rockwell Manor and Parkside Villa to determine their status.

***Ongoing***

---

#### Policy HO 3.8

Encourage long-term housing affordability.

#### Program HO 3.8 A

Require projects receiving City assistance to ensure long-term affordability. Many funding sources including Redevelopment Housing funds require affordability be retained from 45-55 years. Use long-term agreements with property owners to ensure long-term preservation of affordable units. Where appropriate, impose resale controls on ownership units. Resale controls may incorporate a shared-equity arrangement to permit unit purchasers to share in any equity gains.

Responsibility: Community Development

Time frame: Ongoing.

***City-supported projects like South PACE have included long term affordability covenants.***

---

Program HO 3.8 B

Monitor unit condition and participant incomes on an annual basis to ensure that affordability requirements are met. Monitoring includes reviewing tenant files and rent rolls.

Responsibility: Community Resources

Time frame: Ongoing, monitoring on an annual basis.

***City staff continue to monitor project affordability requirements for both rental and ownership units. Due to limitations in staff time and size, this monitoring program focused on rental housing and is limited to projects funded by HOME funding and does not include monitoring of former Redevelopment projects.***

---

## RELOCATION ASSISTANCE

Goal HO 4

Provide relocation assistance and, where appropriate, replacement of affordable housing removed in the City.

Policy HO 4.1

Assist lower income households displaced by the removal of affordable units.

Program HO 4.1 A

Evaluate demolitions of multi-family housing projects of 4 or more units. If the housing is occupied, City Ordinance requires the owner to pay displaced households relocation assistance including two months rental assistance for a comparable unit.

Responsibility: Community Resources

Time frame: Ongoing program.

Program HO 4.1 B

Require owners of dwellings vacated for violation of housing and building codes to pay relocation expenses to displaced residents and provide former tenants with the right of first refusal to return to the unit upon its repair.

Responsibility: Building Division, Police Department Code Enforcement Division

Time frame: Implemented on a case-by-case basis.

***Demolition of affordable units has not occurred in Fairfield. Temporary relocation was necessary in the South PACE neighborhood during renovations.***

---

#### Program HO 4.1 C

Assess the impact on tenants prior to conversion or removal of a mobile home park. A copy of the assessment must be provided to all tenants affected by the closure. The City may require that comparable, standard condition replacement housing affordable to low- and moderate-income tenants be provided on the site or elsewhere in the City.

Responsibility: Community Resources

Time frame: Depends on action by owner of park.

***There were no mobile home parks converted during this time period.***

---

#### Program HO 4.1 D

The Redevelopment Agency anticipates using housing set-aside funds and other funding sources to replace housing removed by action of the Redevelopment Agency, in accordance with California Redevelopment Law.

Responsibility: Redevelopment Agency (Community Resources)

Time frame: Projects and funding will be implemented on an ongoing basis.

***The Fairfield Redevelopment Agency has been eliminated. However, there has been no housing permanently removed due to previous actions of the Agency.***

---

### PRESERVATION

#### Goal HO 5

Improve and conserve the existing supply of housing.

#### Policy HO 5.1

Continue to enforce the City's Community Preservation Ordinance and building codes.

#### Program HO 5.1 A

Continue implementing neighborhood revitalization through the Quality Neighborhood Team (QNT) program, emphasizing neighborhood outreach, cooperative management, and tenant education. If an individual QNT area property owner wishes to renovate their properties, then the Agency can provide revolving loan funds.

Responsibility: Community Resources, QNT Team

Time frame: Ongoing, with neighborhoods added as funding permits and depending on staff availability for inspections and other services.

***The QNT team successfully worked with property owners in the target neighborhoods on a regular basis. These neighborhoods included Fillmore Street and San Marcos Street. However, with the elimination of Redevelopment, the formal QNT program infrastructure has been eliminated.***

---

#### Program HO 5.1 B

Continue to provide free inspections and construction management to households receiving rehabilitation assistance. In addition, the City will provide inspections on a complaint basis for rental units.

Responsibility: Community Resources, Building Division

Time frame: Ongoing.

***Projects funded with Redevelopment Agency, HOME, CDBG, and Cal Home monies continue to be inspected as required by the programs. Ongoing inspections in general have recently become more limited due to the loss of staff and the elimination of Redevelopment funding.***

---

#### Program HO 5.1 C

Continue to purchase long term or permanent affordability covenants to preserve housing affordable or potentially affordable to extremely-low- and very-low-income residents.

Responsibility: Community Resources

Time frame: Ongoing.

***The City acquired covenants as part of the South PACE project. However, with the loss of EDA funding, acquisition of future covenant acquisitions will not occur absent new, unanticipated funding sources.***

---

## Policy HO 5.2

Use available state and federal funds for rehabilitation assistance for low-income households.

### Program HO 5.2 A

The City will continue its active housing rehabilitation program, proactively searching for and obtaining new funding as needed. The program is currently funded through the following sources, and the City intends to continue using these funds when available:

- Cal HOME grants (state), when available. The City received a Cal HOME grant of \$900,000 in 2008.
- CDBG Revolving Loan Fund: The fund has \$240,871 as of July 2008 available as needed for minor rehabilitation projects.
- Community Development Block Grants: Beginning with fiscal year 2008/2009, the Housing Rehabilitation Program will automatically receive \$200,000 per year for Revolving Loan Fund recapitalization.
- Redevelopment Housing Set-Aside Funds: The City has budgeted \$2,084,000 between Fiscal Years 2008/2009 and 2011/2012.

Responsibility: Community Resources

Time frame: Ongoing.

***The City regularly applies for and uses these programs, as outlined in the City's Annual Report on the General Plan. Redevelopment Agency funding has been eliminated. Specifically, the City used \$1,000,000 in Cal HOME during Fiscal Year 2011/2012.***

## Policy HO 5.3

Continue to monitor housing conditions.

### Program HO 5.3 A

The City will maintain information on conditions as part of its housing rehabilitation programs and neighborhood revitalization efforts.

Responsibility: Community Resources

Time frame: Establish a database by December 2009 then update it continually.

***Staff and time limitations have precluded preparation of a full database.***

---

Program HO 5.3 B

Continue to evaluate neighborhoods for inclusion in the Quality Neighborhood Program.

Responsibility: QNT Team

Time frame: Ongoing.

***City budget issues during this reporting period precluded expansion of the QNT program. The program has now been eliminated with the loss of Redevelopment funding.***

---

Program HO 5.3 C

Continue the Pride in Fairfield Program, which recognizes community efforts in maintaining quality neighborhoods.

Responsibility: Community Development

Time frame: Ongoing.

***The City conducted Pride in Fairfield Program in 2009 and 2010. However, staff limitations and budget issues have led to the elimination of the program.***

SPECIAL NEEDS

Goal HO 6

Create housing opportunities for people with special needs.

Policy HO 6.1

Support the efforts of Solano County and local social service providers to increase their capacity to operate facilities serving the homeless.

Program HO 6.1 A

Pursue funding from available sources for homeless services. Assist community groups that provide service, and assist such groups in applying for funding from other agencies. The City will consider applying for grants where appropriate or will encourage/partner with local and regional nonprofit organizations that wish to apply for such grants.

Responsibility: Community Resources

Time frame: Ongoing. Depends on funding and requests from community groups.

***The City continues to participate in County and regional programs. No specific grants have been received during this reporting period.***

---

Program HO 6.1 B

Continue to be an active member on the Executive Board of the Community Action Partnership of Solano County (CAC Solano), a joint powers authority, to coordinate homeless services and develop a regional response to homeless needs.

Responsibility: Community Resources

Time frame: Ongoing, bimonthly Executive Board meetings.

***On a limited basis, the City continues to participate in this program.***

---

Program HO 6.1 C

The City will continue to participate via CAC Solano to develop the capacity of community groups and private parties to operate appropriate transitional housing programs and projects for homeless persons as an intermediate step to self-sufficiency in permanent housing. The City will also participate in the Re-Entry Council Planning Group, the Inter-Agency Planning Group on Disaster Preparedness, and the Homeless Shelter Collaborative, local agencies charged with coordinating responses to homelessness.

Responsibility: Community Resources

Time frame: Ongoing, the Planning Committees meet monthly.

***On a limited basis, the City continues to participate in this program.***

---

Program HO 6.1 D

Facilitate development of private sector employment opportunities for homeless people including job training and search programs, coordinating our efforts with the Workforce Investment Board.

Responsibility: Economic Development

Time frame: Ongoing.

***On a limited basis, the City continues to work with WIB on this program.***

---

Program HO 6.1 E

Work with public agencies, local religious and social organizations, and the development community to facilitate the development of the new Mission Solano Bridge to Life facility.

Responsibility: Community Development, Community Resources

Time frame: The Bridge to Solano project is currently raising funds for construction. Construction could begin as early as 2010.



***The Bridge to Life Center has successfully opened and is serving local homeless residents. The City is working with the Center to expand services which meet the needs of the residents.***

---

#### Policy HO 6.2

Comply with all State legal requirements, including SB 2, pertaining to zoning provisions for homeless shelters, transitional housing, and supportive housing.

#### Program HO 6.2 A

The City will amend the City Zoning Ordinance to allow emergency shelters as a permitted use in the Light Industrial Zoning district without a conditional use permit or other discretionary review. Sites located in the Light Industrial District are the most appropriate sites to allow for emergency shelters due to their close proximity to transit and services including the Health and Human Services Department. In addition, City will evaluate adopting standards consistent with Government Code Section 65583(a) (4) that address operational and design criteria that may include:

- Lighting
- On-site management
- Maximum number of beds or persons to be served nightly by the facility
- Off-street parking based on demonstrated need
- Supportive services provided on-site a level commensurate with the number of beds

Responsible Agency: Community Development

Time frame: June 2010

***While homeless shelters remain a Conditionally Permitted Use, the existing Bridge to Life Center helps the City meet the legal requirements under SB2.***

---

#### Program HO 6.2 B

The City will amend the Zoning Ordinance to explicitly allow both supportive and transitional housing types in all residential zones. The Zoning Ordinance update will also include specific definitions of transitional and supportive housing as defined in Health and Safety Code sections 50675.2 and 50675.14. "Transitional and supportive housing will be allowed as a permitted use, subject only to the same restrictions on residential uses contained in the same type of structure.

Responsible Agency: Community Development

Time frame: June 2010

***The City has amending its Zoning Ordinance to meet these requirements. Transitional and supportive housing is now permitted in single family residential zoning districts and conditionally permitted in higher density districts***

---

Program HO 6.2 C

AB 2634 requires Cities to identify zoning to encourage and facilitate supportive housing single-room occupancy units. Currently, single room occupancy units (SROs) are included under the land use term “boarding houses”. The city will amend the Zoning Ordinance to explicitly allow single-room occupancy units (SROs) in all zones where boarding houses are permitted. Boarding Housing and SRO units will be permitted by right in the Commercial Mixed (CM) district and allowed with a conditional use permit in the Residential High Density district (RH),, and Commercial Downtown (CD) district.

Responsible Agency: Community Development

Time frame: June 2010

***As a pilot program, the City amended its zoning ordinance to facilitate the conversion of existing older motels, already being used informally as transitional housing, to SRO housing in the CT Commercial Thoroughfare Zoning District. The City also amended its Zoning Ordinance to permit outright SRO housing in the CM Commercial Mixed Zoning District. The City will monitor interest in development SRO housing and will make further amendments as needed.***

---

Policy HO 6.3

Support nondiscrimination in the sale, rental, and financing of housing.

Program HO 6.3 A

Continue to fund a fair housing program, implemented by Pacific Community Services, a HUD-certified nonprofit corporation or other similar organization. Also provide financial counseling to residents experiencing challenges in the current housing market, including foreclosure prevention counseling and foreclosure workshops. This organization provides complaint, mediation, educational, legal referral, and testing services. Residents are informed of their services through City referrals.

Responsibility: Community Resources

Time frame: Ongoing.

***Ongoing Program***

---

Policy HO 6.4

Provide for needed social services in new and rehabilitated affordable housing, including services for single mothers as well as families. All multifamily projects that include Redevelopment Agency or City funding shall address social services and amenities, such as childcare, counseling, and education.

#### Program HO 6.4 A

Support the development of child care centers in conjunction with larger multi-family housing developments in order to better serve the residents, improve a parent's access to employment, and reduce vehicle trips.

Responsibility: Community Development and Community Resources, in cooperation with County agencies and nonprofit organizations.

Time frame: Ongoing, depending on developer interest and project timing.

***New housing development has not occurred during this time period, but these issues will be addressed during project review when interested developers approach the City.***

---

#### Program HO 6.4 B

Continue to work with nonprofit organizations and social service agencies to provide after school programs for childcare in low-income neighborhoods.

Responsibility: Community Resources, in cooperation with County agencies, Community Services, and nonprofit organizations.

Time frame: Ongoing, depending on developer interest and project timing.

***Fairfield has developed an after school program in City parks in conjunction with the Fairfield-Suisun School District.***

---

#### Policy HO 6.5

Support housing programs targeted to older adults, 55 years of age and above, taking into account lifestyle, health issues, and income

##### Program HO 6.5 A

Work with developers specializing in housing for older adults. Assist developers interested in converting existing residential buildings to meet the needs of older low-income adults. Assistance could include technical assistance in applying for state and federal funding, local financial assistance through redevelopment housing set-aside funds, and the waiving of certain fees and/or development requirements to increase the financial feasibility of such housing.

The Redevelopment Agency Strategic Plan has not targeted Redevelopment Low/Moderate Income funds specifically for senior housing. However, Table AH-4 of the Affordable Housing Implementation Plan has targeted development of 25 affordable housing units for seniors. These units could be funded under the following budget lines:

- ADA Improvements (conversion of existing buildings): \$580,000 total

- Single-family housing infill projects: \$683,000 total
- Housing preservation: \$250,000 total
- Quality Neighborhood Projects: \$1,400,000

Note that state redevelopment law limits how much low/moderate funding can be used for senior housing projects.

Responsibility: Community Resources

Time frame: Ongoing.

***The City has worked with the developers of Paramount Park to permit and facilitate the development of a special needs housing facility for older adults in the Green Valley community. Plans for this project are moving forward as of 2013.***

---

#### Policy HO 6.6

Support efforts to meet the housing needs of Travis Air Force Base personnel.

##### Program HO 6.6 A

Participate in the Travis Regional Armed Forces Committee (TRAFC) to discuss the needs of military personnel and their families.

Responsibility: Community Development, Community Resources

Time frame: Ongoing, the Travis Regional Armed Forces Committee meets monthly.

***Ongoing.***

---

##### Program HO 6.6 B

Cooperate with Travis Regional Armed Force Base during their current reevaluation of housing services on and off-base. Monitor the base's privatization program and provide assistance as needed.

Responsibility: Community Development, Community Resources

Time frame: Ongoing.

***Ongoing.***

---

#### Policy HO 6.7

Ensure that new residential developments include housing accessible to persons with disabilities and others with physical conditions that make it difficult for them to use conventional housing.

Program HO 6.7 A

Implement state and federal requirements for accessibility and adaptability in new residential buildings.

Responsibility: Building Division

Time frame: Ongoing.

***ADA accessibility is addressed during project review and building permits.***

---

Program HO 6.7 B

Assist organizations seeking to develop or convert residential buildings for use as group homes for persons with physical or psychological conditions that prevent them from using conventional housing. Assistance could include participation in applying for state or federal funding, waiving of certain fees or development standards, and financial participation through redevelopment housing set-aside funds. The Redevelopment Agency has specifically budgeted \$580,000 for rehabilitation and acquisition, including ADA accessibility improvements after 2008.

Responsibility: Community Resources

Time frame: Ongoing, dependent on applications.

***Specific projects have not come forward during this time period. However, Paramount Park will include memory care units for disabled elderly adults.***

---

Policy HO 6.8

Encourage housing for larger families.

Program HO 6.8 A

Work with private and nonprofit developers to target subsidies and programs, including the Density Bonus Ordinance, to encourage the inclusion of three- and four-bedroom units in affordable rental projects. The Redevelopment Agency has budgeted for projects that may include larger units.

Responsibility: Community Development, Redevelopment Agency

Time frame: Ongoing, depending on market and developer interest.

***Specific projects have not come forward during this time period. City staff will work with interested developers in the future to ensure that larger units are provided in new affordable projects.***

---

Program HO 6.8 B

Target multi-family rehabilitation to apartment complexes and fourplexes with larger units. Where appropriate, encourage the conversion of substandard smaller units to larger units suitable for larger families.

Responsibility: Community Development, Community Resources

Time frame: Ongoing, depending on applications and funding availability.

***While previous City efforts included QNT neighborhoods with large numbers of larger units, recent rehabilitation programs have been limited due to a lack of funds and the loss of Redevelopment. Given limited resources, it remains City policy to support apartments with larger units.***

---

Program HO 6.8 C

Continue the City's single-family rehabilitation programs, preserving homes suitable for larger households.

Responsibility: Community Resources

Time frame: Ongoing, depending on applications and funding availability.

***As reported in the Annual Report in the General Plan, the City continues to offer limited single family rehabilitation programs.***

---

Program HO 6.8 D

Support self-help housing groups' efforts to develop affordable homes suitable for larger families. The Redevelopment Agency budgets \$4,000,000 for all types of infill housing, including but not limited to self-help projects over the next three fiscal years. Mercy Housing is currently completing approvals for an 18-unit self-help housing property purchased with Agency assistance.

Responsibility: Community Development, Community Resources

Time frame: 2009-2012.

***Mercy Housing did not elect to move forward with the Santa Monica Street project and returned the property to the Fairfield Housing Authority in 2013.***

***The City continues to work with Habitat for Humanity on a two-unit project on Acacia Street in central Fairfield. This project is moving towards construction in 2013.***

---

## Policy HO 6.9

Support regional and County efforts to meet the needs of migrant and seasonal farm workers and their families.

### Program HO 6.9 A

Work with nonprofit housing developers who build affordable housing in Fairfield to address any special needs of farm workers, such as on-site childcare and community rooms. Such community rooms can facilitate education, outreach, and job training services. Funding would be provided through the state, federal and Redevelopment Agency programs.

Responsibility: Community Development, Community Resources

Time frame: Ongoing, depending on developer interest.

***Specific projects have not come forward during this time period. City staff will work with interested developers in the future to ensure that special services are provided for farm workers where appropriate.***

---

### Program HO 6.9 B

Cooperate with Solano County, the County Farm Bureau the Solano County Agricultural Commissioner, and the California Human Development Corporation in efforts to meet housing needs of migrant and seasonal farm workers. The California Human Development Corporation operates farm worker housing located throughout California (although not in Fairfield). The City will seek appropriate CHDC participation in any proposed very low-income farm worker housing developed during the 2009-2014 period.

Responsibility: Community Resources, Community Development

Time frame: Ongoing, depending on interest.

***Specific projects have not come forward during this time period. City staff will work with the County when funding is available for these projects.***

---

### Program HO 6.9 C

Work with Solano County and local agricultural interests to identify sites appropriate for migrant farm worker housing. These sites may be located outside the City Limits near employment.

Responsibility: Community Development

Time frame: Ongoing.

***The City has supported County efforts to identify sites for affordable farmworker housing and to adopt Zoning Ordinance amendments which permit caretaker and worker housing where services are available***

---

## ENERGY CONSERVATION

### Goal HO 7

Promote energy conservation.

#### Policy HO 7.1

Implement state energy conservation standards.

##### Program HO 7.1 A

Check building plans for compliance with state energy conservation standards for new residential buildings.

Responsibility: Building Division

Time frame: Ongoing, as projects are submitted to the Planning Department.

***Ongoing review for all residential projects.***

---

##### Program HO 7.1 B

Adopt a "Green Building Code" which improves energy efficiency, thus reducing energy costs.

Responsibility: Building Division

Time frame: The State has already adopted new green building standards. A model code is currently being developed at the State level. When finalized, the City must adopt the Code by July 2010.

***The City has adopted a Green Building Code which addresses ecologically sound building practices.***

---

#### Policy HO 7.2

Encourage energy-conserving development patterns.

##### Program HO 7.2 A

Encourage energy conservation through energy-reducing landscaping, orientation and configuration of buildings site, and other factors affecting energy use as listed in the Urban Design Guidelines and Zoning Ordinance.

Responsibility: Community Development



Time frame: Ongoing, as projects are submitted to the Planning Division.

***Project review includes energy conservation issues as part of standard procedures.***

---

#### Policy HO 7.3

Assist low-income households in weatherproofing their homes.

#### Program HO 7.3 A

Help low-income homeowners apply for assistance from other agencies to make energy conservation improvements. Available programs include Block Grants, California Housing Rehabilitation Program, Pacific Gas & Electric, Special Circumstances Grants (specified homeowners on Social Security only), and North Coast Energy Services.

Responsibility: Community Resources

Time frame: The City will apply for funding as NOFAs are released.

***The City's limited housing rehabilitation program does address energy conservation measures when appropriate.***

---

#### Program HO 7.3 B

Provide first time homebuyers with assistance in weatherproofing their homes, using Community Development Block Grants and other available funding sources.

Responsibility: Community Resources

Time frame: The City will apply for funding as NOFAs are released.

***No specific funding sources were identified during the time period. However, the City's rehabilitation program does include weatherproofing and energy conservation.***

---

### HOUSING FINANCE CRISIS

#### Goal HO 8

Mitigate the impacts of the Housing Finance Crisis currently impacting the Fairfield housing market.

#### Policy HO 8.1

Reduce the impact of the housing finance crisis on local residents' ability to be housed.

#### Program HO 8.1 A

Provide credit and mortgage finance counseling and community workshops to residents facing foreclosure.

Responsibility: Community Resources

Time frame: Ongoing.

***The City sponsored a series of workshops on housing finance and foreclosure prevention over this time period.***

---

Program HO 8.1 B

Provide housing assistance to evicted families through a rental deposit loan or grant. Fund the program through HOME funds where available.

Responsibility: Community Resources

Time frame: Apply for Neighborhood Stabilization Act funding in 2009. Ongoing, as funding permits.

***The City received limited funding from the Neighborhood Stabilization Program.***

---

Policy HO 8.2

Reduce the impacts of the Housing Finance Crisis on neighborhood livability, appearance, and public safety.

Program HO 8.2 A

Implement the Vacant Building Ordinance to limit the blighting effects of abandoned properties in foreclosure.

Responsibility: Police Code Enforcement Division, Building Division, Community Resources

Time frame: Ongoing.

***The City implemented its Vacant Building Ordinance to reduce blighting impacts.***

---

Program HO 8.2 B

Apply to the State of California for Neighborhood Stabilization Act funds to acquire and rehabilitate abandoned and foreclosed houses.

Responsibility: Community Development Department, Code Enforcement Division

Time frame: Application submitted in 2009 or 2010.

***No funding was received. The City will continue to monitor the availability of funding.***